

089.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

678,900 / 678,900

USE VALUE:

678,900 / 678,900

ASSESSED:

678,900 / 678,900



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
155		BRATTLE ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		8788.000	272,100			406,800	678,900		56655
									GIS Ref
									GIS Ref
									Insp Date
									02/16/12
									17243!

## OWNERSHIP

Unit #:

Owner 1: MALTBY LAURA L	
Owner 2:	
Owner 3:	

Street 1: 155 BRATTLE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

## PREVIOUS OWNER

Owner 1: NOEL URSELE -	
Owner 2: AKLOG SEMERE M -	

Street 1: 155 BRATTLE ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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## NARRATIVE DESCRIPTION

This parcel contains .202 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1343 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8788		Sq. Ft.	Site		0	70.	0.66	5			Ledge	-15					406,763						406,800	

Total AC/HA: 0.20174

Total SF/SM: 8788

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 406,763

Spl Credit

Total: 406,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 6	Colonial			Full Bath: 1	Rating: Very Good	WDK EST NO ACCESS, LOC= HOSPITAL.																	
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath: 1	Rating:	PDAS.																	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good	1st Res Grid   Desc: Line 1   # Units 1																	
Color: BROWN				A Kits:	Rating:	Level   FY LR DR D K FR RR BR FB HB L O																	
View / Desir:				Fpl: 1	Rating: Average	Other																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper																	
Grade: C - Average								Lvl 2															
Year Blt: 1930		Eff Yr Blt:						Lvl 1															
Alt LUC:		Alt %:						Lower															
Jurisdct:		Fact: .						Totals				RMS: 7	BRs: 3	Baths: 1	HB								
Const Mod:				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Lump Sum Adj:								Exterior:				No Unit	RMS	BRS	FL								
								Interior:				1	7	3	M								
								Additions:															
								Kitchen:															
								Baths:															
								Plumbing:															
								Electric:															
								Heating:															
								General:				Totals				1	7	3					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																			
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %																		
Prim Int Wal 2 - Plaster				Functional:	%																		
Sec Int Wall:				Economic: L - Location	5.0 %																		
Partition: T - Typical				Special:	%																		
Prim Floors: 3 - Hardwood				Override:	%																		
				Total: 30.08 %																			
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																			
				Basic \$ / SQ: 130.00																			
				Size Adj.: 1.32978761																			
				Const Adj.: 0.98000199																			
				Adj \$ / SQ: 169.415																			
				Other Features: 90000																			
				Grade Factor: 1.00																			
				NBHD Inf: 1.00000000																			
				NBHD Mod:																			
				LUC Factor: 1.00																			
				Adj Total: 389107																			
				Depreciation: 117043																			
				Depreciated Total: 272064																			
				WtAv\$/SQ: 130.00																			
				AvRate: 169.415																			
				Ind. Val: 272064																			
				Juris. Factor: 1.00																			
				Before Depr: 169.42																			
				Special Features: 0																			
				Val/Su Net: 109.23																			
				Final Total: 272064																			
				Val/Su SzAd: 176.16																			
<b>MOBILE HOME</b>				Make:			Model:			Serial #:			Year:			Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 089.0-0004-0003.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											

**IMAGE**

**AssessPro Patriot Properties, Inc**